



2 Appleton Drive, Belper,  
Derbyshire. DE56 1FQ

**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -



£325,000

Freehold

Derbyshire Properties are delighted to offer for sale this well-presented, modern two-bedroom detached bungalow, occupying a manageable plot with convenient access to local amenities and a nearby bus service. The property offers well-planned accommodation throughout and would ideally suit those seeking single-storey living in a popular location. The accommodation briefly comprises: a side entrance hallway providing access to all principal rooms, including two double bedrooms, a spacious living room, modern shower room and a well-appointed kitchen/dining room. Externally, the property benefits from a low-maintenance frontage garden, a generous side driveway providing off-road parking for several vehicles, and a beautifully landscaped rear garden offering a high degree of privacy. A standout feature is the superb garden office/pod, ideal for a variety of uses. An internal inspection is highly recommended to fully appreciate the accommodation on offer.



### Side Entrance Hallway

Entered via a hardwood door from the side elevation into a light and welcoming hallway. Featuring a wall-mounted radiator, decorative coving to the ceiling and internal doors providing access to all rooms.

### Living Room

With a double-glazed window to the front elevation, wall-mounted radiator and decorative coving. Internal double doors lead through to the kitchen/dining room.

### Kitchen/Diner

Fitted with a range of wall and base mounted units with roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap and tiled splashbacks. Space for a gas cooker with extractor canopy above, under-cupboard lighting, wall-mounted radiator and wood-effect flooring. Double-glazed sliding patio doors provide access to the rear garden.



### Bedroom 1

Double-glazed window to the front elevation, wall-mounted radiator and a useful floor-to-ceiling storage cupboard.

### Bedroom 2 (Principal Bedroom)

Double-glazed window overlooking the rear garden, wall-mounted radiator and fitted bedroom furniture providing ample storage and hanging space.

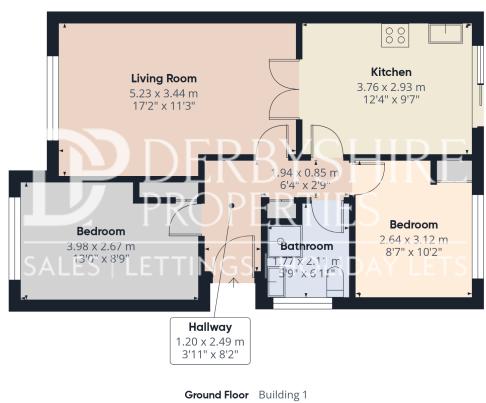
### Shower Room

Comprising a WC, large vanity unit and shower enclosure with wall-mounted electric shower and attachment. Fully tiled walls, wall-mounted radiator and a double-glazed obscured window.

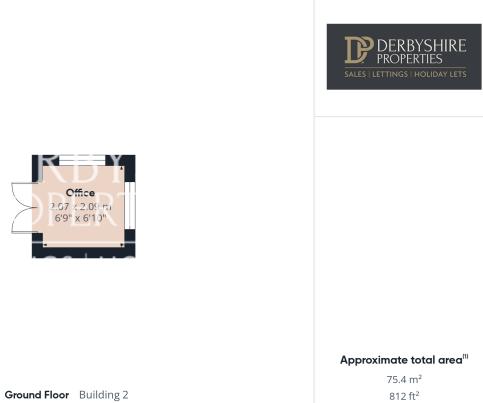
### Outside

To the front is a low-maintenance garden, predominantly gravelled with inset planting. To the side elevation is a concrete driveway providing parking for approximately three to four vehicles, with gated access to the rear garden.

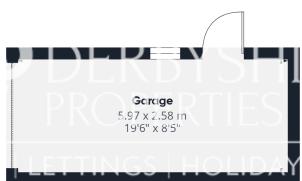
The beautifully landscaped rear garden offers excellent privacy and is mainly laid to lawn with a large paved



Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

DP DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

Approximate total area<sup>(1)</sup>  
75.4 m<sup>2</sup>  
812 ft<sup>2</sup>

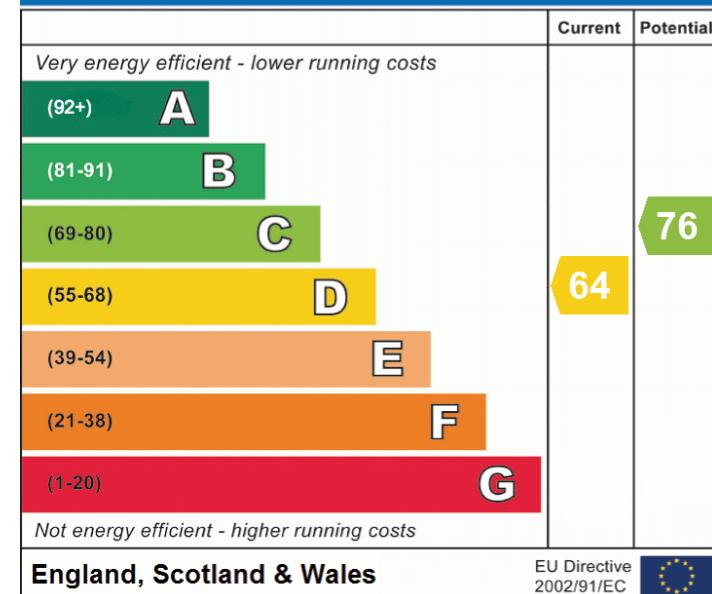
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
® Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

DP DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## Energy Efficiency Rating



Belper

01773 820983

belper@derbyshireproperties.com